

Walter Reed Army Medical Center: Main Campus Water Distribution Systems

Table of Contents

J03.1 Walter Reed Army Medical Center Overview.....	J03-1
J03.2 Water Distribution System Description.....	J03-1
J03.3 Specific Service Requirements.....	J03-4
J03.4 Current Service Arrangement.....	J03-4
J03.5 Secondary Metering.....	J03-5
J03.6 Submittals	J03-5
J03.7 Water Conservation Projects.....	J03-6
J03.8 Service Area.....	J03-6
J03.9 Off-Installation Sites	J03-6
J03.10 Specific Transition Requirements.....	J03-6
J03.11 Government Recognized System Deficiencies.....	J03-7
J03.12 Water System Points of Demarcation.....	J03-7

List of Tables

1	Fixed Inventory, Water Distribution System	
	Table 1 Main Campus	J03-2
2	Spare Parts, Water Distribution System.....	J03-4
3	Specialized Equipment and Vehicles Water Distribution System.....	J03-4
4	Manuals, Drawings, and Records, Water Distribution System.....	J03-4
5	Existing Secondary Meters Water Distribution System.....	J03-5
6	New Secondary Meters.....	J03-5
7	Service Connections and Disconnections, Water Distribution System.....	J03-6
8	System Deficiencies, Water Distribution System.....	J03-7
9	Electric Distribution System Points of Demarcation	J01-7
10	Anomalous Points of Demarcation.....	J01-8
11	Plants.....	J01-8

J03 Walter Reed Army Medical Center Main Campus Water Distribution System

J03.1 Walter Reed Army Medical Center Overview

The Main Campus of Walter Reed Army Medical Center (WRAMC) is located in northern Washington, D.C., at 7100 Georgia Ave. N.W., between Rock Creek Park and Georgia Avenue near the Maryland - District of Columbia boundary. WRAMC is staffed by about 600 physicians, 535 registered nurses, and 600 licensed practical nurses. The host command is the U.S. Army Medical Command. The WRAMC mission is multi-faceted, and includes:

- (1) provision of advanced and sub-specialty health care and services to soldiers, their families, and a large community of military retirees.
- (2) Medical education and training, which contribute to the Army medical department of tomorrow.
- (3) Medical research for our soldiers and patients, to strengthen the armed forces of the future

J03.2 Water Distribution System Description

J03.2.1 Water Distribution System Fixed Equipment Inventory

The WRAMC Main Campus water distribution systems consists of all appurtenances physically connected to the distribution system from the point where the distribution system enters the base, and/or Government ownership currently starts, to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to, pipelines, valves, fire hydrants, pumps and meters. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the distribution system. The inventory is assumed to be 90 percent complete. The Offeror shall base the proposal on site inspections, information in the bidders library, other pertinent information, and to a lesser degree the following description. Under no circumstances shall the successful Contractor be entitled to any adjustment based on the accuracy of the following description and inventory.

J03.2.1.1 Description

The potable water distribution system consists of approximately 22,620 lineal feet of water lines, including 253 fittings, 175 valves, and 44 fire hydrants. Pipe sizes range from 1-inch to 8-inch. Piping and fitting materials include cast iron and ductile iron, galvanized steel, and copper.

There are ten meters located around the perimeter of the installation, eight of which are active. The eight active meters are identified and located as follows:

Meter J at Elder and Alaska

Meter D at Dahlia and Alaska

Meter H at Aspen and Georgia

Meter F at Butternut and Georgia

Meter E at Dahlia and Georgia

Meter A at 13th and Fern

Meter # at 16th and Alaska

Meter G* at 6825 Georgia Ave

Meter "B", located at Georgia Ave. and Elder Street, and Meter "C", located at Georgia Ave and the Main Entrance to Heaton Pavilion (main hospital) are not functional.

There are no treatment facilities, booster pump stations, or storage tanks. Water is consumed for domestic, laboratory, lawn irrigation, and cooling tower applications. The water distribution system at the Main Campus obtains potable water from the government of the District of Columbia.

A new Physical Fitness Building is currently under construction. Upon completion, water distribution system load will increase, but additional consumption quantity is uncertain. Completion is expected to occur after system transfer to the successful Offeror.

J03.2.1.2 Inventory

Table 1 provides a general listing of the major distribution system fixed assets for the WRAMC Main Campus water distribution systems included in the purchase. The systems will be sold in a "as is, where is" condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 1

Fixed Inventory

Water Distribution System Inventory WRAMC Main Campus

Item	Size	Quantity	Unit	Approximate Year of Construction
DUCTILE IRON PIPE	4	70	LF	1975
	4	127	LF	1996
	6	257	LF	1975
	6	122	LF	1987
	6	323	LF	1996
	8	663	LF	1987
	8	917	LF	1996
	10	300	LF	1996
	12	375	LF	1996
CAST IRON PIPE	3	90	LF	>50 years old
	3	14	LF	1958
	3	10	LF	1975
	4	529	LF	>50 years old
	4	10	LF	1975

	6	7,112	LF	>50 years old
	6	201	LF	1958
	6	166	LF	1975
	8	5,777	LF	>50 years old
	8	133	LF	1996
	8	2,336	LF	1958
	8	1,043	LF	1975
COPPER PIPE	1	50	LF	>50 years old
	1-1/4	8	LF	>50 years old
	1-1/2	18	LF	>50 years old
	2	7	LF	1958
	2	20	LF	1987
	2	25	LF	1996
GALVANIZED PIPE	2	199	LF	>50 years old
	2	10	LF	1958
MAIN VALVES	1-inch	2	ea	>50 years old
	1-1/2	2	ea	>50 years old
	2	5	ea	>50 years old
	2	2	ea	1958
	2	1	ea	1996
	3	1	ea	>50 years old
	3	1	ea	1976
	4	22	ea	>50 years old
	4	3	ea	1976
	4	1	ea	1996
	6	51	ea	>50 years old
	6	4	ea	1956
	6	11	ea	1976
	6	7	ea	1985
	6	5	ea	1996
	8	20	ea	>50 years old
	8	5	ea	1958
	8	12	ea	1976
	8	4	ea	1985
	8	4	ea	1996
POST INDICATOR VALVES	6	7	ea	>50 years old
HYDRANTS	-	28	ea	>50 years old
	-	3	ea	1958
	-	9	ea	1976
	-	3	ea	1985
	-	2	ea	1996

Notes:
ea = each.

Ift = linear feet

J03.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2

Spare Parts

Water Distribution System WRAMC Main Campus

Qty	Item	Make/Model	Description	Remarks
-----	------	------------	-------------	---------

None identified

TABLE 3

Specialized Equipment and Vehicles

Water Distribution System WRAMC Main Campus

Description	Quantity	Location	Maker
-------------	----------	----------	-------

None identified

J03.2.3 Water Distribution System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Water Distribution System WRAMC Main Campus

Qty	Item	Description	Remarks
-----	------	-------------	---------

Miscellaneous Manuals, Drawings, and Records, which are included in the Technical Library

J03.3 Specific Service Requirements

The service requirements for the Walter Reed Army Medical Center Main Campus water distribution system are as defined in Section C, *Description/Specifications/Work Statement*.

J03.4 Current Service Arrangement

The Government of the District of Columbia provides potable water for WRAMC Main Campus. The potable water meters at WRAMC have not been read since FY95, and all current billings are based on estimates, based on the FY95 meter readings. The meter readings were performed on a quarterly basis. Based on the FY95 quarterly meter readings, the FY98 potable water utilization is estimated to be approximately 0.7 million gallons per day (MGD) maximum and 213 million gallons (MG) per year.

J03.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3.

J03.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW Paragraph C.3 and J03.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System WRAMC Main Campus

Meter Location	Meter Description
None identified	

J03.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J03.6 below.

TABLE 6

New Secondary Meters

Water Distribution System WRAMC Main Campus

Meter Location	Quantity	Meter Description
Bldg 1, General Hospital	2	Admin
Bldg 2, Heather Pavilion	4	Hospital
Bldg T-2	1	ADP/Medical

Bldg 5 MRI Facility	1	Medical
Bldg 6 Bordon Pavilion	1	Medical
Bldg 7	1	Admin
Bldg 8 General Officers Qtrs.	1	Family Housing
Bldg 9 General Officers Qtrs.	1	Family Housing
Bldg 11 Delano Hall	1	Troop Housing/Admin
Bldg 12	1	VIP Housing/Admin
Bldg 14 Abraham's Hall	2	Troop Housing
Bldg 15	1	Boiler Plant/Shop
Bldg 16 Roads & Grounds	1	Work Shop
Bldg 17	1	Admin
Bldg 19 Officer Quarters	1	
Bldg T-20	1	Admin
Bldg 21 Officers Quarters	1	Family Housing
Bldg 22 Officers Quarters	1	Family Housing
Bldg 25 Officers Quarters	1	Family Housing
Bldg 26 Officers Quarters	1	Family Housing
Bldg 29 Officers Quarters	1	Family Housing
Bldg 30 Officers Quarters	1	Family Housing
Bldg 31	1	Medical Library
Bldg 35 Officers Quarters	1	Family Housing
Bldg 38	1	Admin
Bldg 40 WRAIR	8	Med Research
Bldg 41	1	Gym
Bldg 48	2	Main Chilled Water Plant
Bldg 49	1	Chilled Water Plant
Bldg 52	1	Warehouse/Admin
Bldg 53	1	Admin
Bldg 54 Armed Forces Inst of Pathology	3	Medical Research
Bldg 57	1	Post Chapel

Bldg T-60A Trimis Trailers	1	Admin
Bldg T-60B Trimis Trailers	1	Admin
Bldg 82	1	Auto Hobby Shop
Bldg 83 WRAIR	1	ADP Facility
Bldg 88	1	Recreation
Bldg 90 WRAMC Fire Co. 55	1	Fire Station
Bldg 91 DENTAC	1	Admin/Labs
Bldg 92 Photo Lab	1	Admin
New Physical Fitness Center	1	

J03.6 Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW Paragraph G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J03.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

None

??

J03.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the WRAMC Main Campus boundaries.

J03.9 Off-Installation Sites

The Walter Reed Army Medical Center Forest Glen Annex is located in Silver Spring, Maryland.

J03.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer, and **Table 7** lists the improvement projects required upon transfer of the WRAMC Water Distribution systems.

TABLE 7

Service Connections and Disconnections
Water Distribution System WRAMC Main Campus

Location	Description
None Identified	

J03.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the government has planned. The government recognizes these improvement projects as representing current deficiencies associated with the Walter Reed Army Medical Center Main Campus water distribution system. If the utility system is sold, the government will not accomplish these planned improvements. The contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the capital upgrades and renewal and replacement plan process and will be recovered through Schedule L-3. Renewal and replacement projects will be recovered through sub-clin ac.

TABLE 8

System Deficiencies
Water Distribution System WRAMC Main Campus

Project Location	Project Description
Although not currently identified as a Government Project, numerous 1-inch through 8-inch valves do not seal completely, and are recognized as being deficient.	

J03.12 Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure. **Table 9** identifies the type and general location of the point of demarcation with respect to the building for each scenario. **Table 10** lists anomalous points of

demarcation that do not fit any of the scenarios of Table 9. **Table 11** includes any parcels of land that the Grantee will need to be granted exclusive use under the right-of-way.

TABLE 9
Points of Demarcation
Water Distribution System WRAMC Main Campus

Point of Demarcation	Applicable Scenario	Sketch
Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)	Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	
Point where the service line enters the structure	No water meter, backflow device, or valve exists on the service line entering the structure.	

TABLE 10
Anomalous Points of Demarcation
Water Distribution System WRAMC Main Campus

Building No.	Point of Demarcation Description
None	

TABLE 11
Plants
Water Distribution System WRAMC Main Campus

Description	Facility Number	State Coordinates	Other Information
None			

